

**Meeting Notice**  
**City of Warwick**  
**Planning Board**

**Date: Wednesday, December 1, 2004**

**Time: 7:00 p.m.**

**Location: Warwick City Hall**  
**Lower Level Conference Room**  
**3275 Post Road**  
**Warwick, RI 02886**

**Review and acceptance of November 2004 meeting minutes**

**Public Hearing**

**Major Subdivision with a New Street**

**Buckpell Estates**

**Applicant: Peter Buckley & Daniel Pelley**

**Location: 512 & 522 Long Street**

**Assessor's Plat: 365**

**Lot(s): 292 & 293**

**Zoning District: Residential A-10**

**Land Area: 4.7 Acres**

**Number of lots: 7**

**Engineer: Thalmann Engineering**

**Ward: 7**

**The applicant is requesting preliminary approval to subdivide two lots with existing residences totaling 4.7 acres to create seven lots (five new lots for development) with a new street in a Residential A-10 Zoning District.**

### **Planning Department Findings**

**The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:**

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**

**4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**

**5) That the proposed subdivision possesses adequate and permanent access to a public street.**

### **Planning Department Recommendation**

**The Planning Department recommendation is to grant Master Plan approval with the following stipulations:**

**1) That CRMC final approval shall be required prior to final approval.**

**2) The developer shall provide a sewer capacity analysis performed and certified by a Registered Professional Engineer demonstrating the net increase in sewerage flows for the proposed development. Analysis shall also determine if down stream sewer capacity is adequate for additional flow.**

**3) That a final utilities plan including sanitary sewer, water, and drainage shall be approved by the applicable City departments prior to final approval.**

**4) That a final landscape plan prepared by a Rhode Island Licensed Landscape architect detailing size, species and location of all proposed street trees shall be approved by the City's Landscape Project Coordinator prior to final approval.**

**5) That the applicant shall receive Zoning Board of Review approval for less than the required side-yard setback from the existing garages located on developers lots one (1) and two (2).**

**6) That the developer shall contribute funds-in-lieu-of open space based on five new lots for development in order to address inadequate supply of play grounds, play fields and neighborhood parks as documented in the City's Comprehensive Plan for Recreation District 4.**

## **Public Meeting**

## **Minor Subdivision Preliminary Approval**

### **Oakhurst Plat**

**Applicant: Johnston Corporation**

**Location: 83 Hermit Drive**

**Assessor's Plat: 360**

**Lot(s): 455, 456, 457 & 458**

**Zoning District: Residential A-7**

**Land Area: 20,239 Square Feet**

**Number of lots: 2**

**Engineer: MJF Engineering Associates**

**Ward: 6**

**The applicant is requesting preliminary approval to subdivide four lots to create two new conforming lots for development on an existing city street in a Residential A-7 Zoning District.**

### **Planning Department Findings**

**The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:**

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards**

would be impracticable, and:

5) That the proposed development possesses adequate and permanent access to a public street.

### **Planning Department Recommendation**

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer

### **Public Meeting**

#### **Minor Land Development Project**

#### **Ginolfi / Tillinghast Avenue**

**Applicant: John Ginolfi**

**Location: 21 Tillinghast Avenue**

**Assessor's Plat: 262**

**Lot(s): 198**

**Zoning District: Residential A-7**

**Land Area: 14,987 Square Feet**

**Number of lots: NA**

**Engineer: Ocean State Planners**

**Ward: 8**

**The applicant is requesting preliminary approval to convert an existing single family dwelling to a two family dwelling in a Residential A-7 zoning district.**

### **Planning Department Findings**

**The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:**

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**
- 5) That the proposed subdivision possesses adequate and permanent access to a public street.**

## **Planning Department Recommendation**

**The Planning Department recommendation is to grant preliminary approval with final approval to be by the Administrative Officer upon compliance with the following stipulations:**

- 1) That the proposed development shall receive the required Special Use Permit from the Zoning Board of Review.**
- 2) That any proposed parking area expansion shall be screened from abutting residential property with a fence or evergreen hedge.**

## **Public Meeting**

### **Request for a Reinstatement of a Major Land Development Project**

#### **Broomfield Plat**

**Applicant: Michael Broomfield**

**Location: 44 Juniper Avenue**

**Assessor's Plat: 367**

**Lot(s): 142 and 588**

**Zoning District: Residential A-7 and Residential A-40**

**Land Area: 38,100 Square Feet**

**Number of lots: 4**

**Engineer: Robert J. Curran and Associates, LLC.**



**Ward: 8**

**The applicant is requesting a reinstatement of a Master Plan Approval of to subdivide two lots to create four lots, three new lots for development and one lot with an existing dwelling on an improved street with less than the required frontage in a Residential A-7/A-15 Zoning District.**

### **Planning Department Findings**

**The Planning Department finds the following:**

- 1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.**
- 2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.**
- 3) The Zoning Map designation for the subdivision has not changed since the time of the original application.**
- 4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the**

**original application.**

## **Planning Department Recommendation**

**The Planning Department recommendation is to grant reinstatement of the Master Plan approval.**

## **Public Meeting**

**Request for an Amendment to the City's Zoning Ordinance**

**Kent County YMCA**

**Applicant: Kent County YMCA**

**Location: Centerville Road**

**Assessor's Plat: 241**

**Lot: 1, 2, 17 & 22**

**Zoning District: Residential A-15**

**Land Area: 42+ Acres**

**Number of lots: NA**

**Engineer: NA**

**Ward: 8**

**The applicant is requesting an amendment to Zoning Ordinance Table 1 "Use Regulations," uses number 702 "Social Community or**

**Recreation Center,” 704.2 “Daycare Facility as defined” and 706 “Preschool and Kindergarten” to allow those uses by right if a subject property consists of more than 50 acres (See attached request).**

## **Planning Department’s Findings for the requested Zoning Amendment**

**The Planning Department finds this proposal to be in compliance with the City’s Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element, and the Recreation Element. The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City’s Zoning Ordinance as presented in Section 100 “Title and Purpose”:**

**103.1 Promote the public health, safety and general welfare of the City.**

**103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.**

**103.3 Provides for orderly growth and development, which recognizes:**

**(A) The goals and patterns of land use contained in the**

## **Comprehensive Plan of the City.**

**(F) The need to shape the urban and suburban development.**

**103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.**

### **Planning Department's Recommendation for the Zone Change**

**The Planning Department's recommendation is for favorable recommendation to the Warwick City Council for the requested zone change with the stipulation that the proposed amendment be included as a footnote to the "Use Table" rather than a text amendment contained within the table.**

### **Administrative Subdivisions**

**Savings Street and Call Street Plat: 340 Lots: 326 & 328**

**Overlook Drive Plat: 203 Lots: 149 & 150**